



Incorporating



BEACON LEE & WARD
RESIDENTIAL LETTINGS

2 The Malthouse, Ford Farm Ford, Wiveliscombe, TA4
2RL

A surprisingly spacious unfurnished 2/3 bedroom
maisonette, providing versatile accommodation located
close to Wiveliscombe.

Wiveliscombe 1 Mile - Wellington 7 Miles - Taunton 10 Miles - Minehead 17
Miles

- Character Property
- LPG Gas Fired Central Heating
- Open plan living space with woodburner
- Allocated Parking Space
- Not suitable for pet or children
- Deposit £980
- EPC TBC
- Council Tax Band B
- Available mid July
- Tenant Fees Apply

£850 Per Calendar Month

01823 662234 | rentals.wellington@stags.co.uk

ACCOMMODATION TO INCLUDE

A wood & glazed door opens into the COMMUNAL HALLWAY with carpeted stairs rising to

FIRST FLOOR

With solid wooden front opening into maisonette with LANDING. Stairs rising to second floor. Door into

RECEPTION/BEDROOM

16'8" x 15'1"

A large dual aspect room with spotlighting, radiator, fitted curtain poles, built in cupboard

BEDROOM TWO

13'9" x 18'8"

A dual aspect double room with radiator.

BATHROOM

With suite comprising bath, wash hand basin, WC, radiator, shaver point & light, window to side.

STAIRS RISING TO SECOND FLOOR

OPEN PLAN LIVING SPACE

18'8" x 17'0"

A dual aspect room with exposed beams, brick walls and solid oak flooring. Built in cupboard containing gas fired boiler, velux windows plus windows to side and front. LIVING SPACE with radiators and woodburner, KITCHEN AREA with range of pine wall and base units with fully tiled worksurface, 1 1/2 stainless steel sink unit, integral gas hob and electric oven, extractor hood, space for slimline dishwasher, space and plumbing for washing machine, and space for under counter fridge and freezer.

BEDROOM ONE

18'8" x 13'5"

Large double, dual aspect room with windows, radiator. Door into

ENSUITE

With spotlights, slate flooring, walk-in shower, wash basin, WC, heated towel rail, blind, shaver light, medicine cabinet.

OUTSIDE

To the front of the property is one allocated parking space. Further parking is available a short walk along the lane.

There is no other outside space included within the tenancy. Tenants are to be aware that there is a public right of way which crosses the parking area at the front of the property.

SERVICES

Mains Electric
LPG Gas Fired Central Heating
Private Water (invoiced via sub-meter)
Private Drainage (included within the rent)
Council Tax Band B
Ofcom Predicted Mobile Data: O2 Likely, Three and Vodafone Limited
Ofcom Predicted Broadband: Standard Download 23 Mbps Upload 1 Mbps (no Superfast or Ultrafast available)

SITUATION

2 The Malthouse is situated in a quiet rural location, yet close to the popular town of Wiveliscombe. Wiveliscombe provides a wide range of services including small supermarket, doctors surgery, bank, popular primary and

secondary schools and sports facilities including tennis courts and swimming pool. For a greater selection, Wellington is within 8 miles with its access to the M5 motorway on the eastern side of the town providing excellent communications with the motorway network. The Country Town of Taunton is within 11 miles where a greater selection of shopping, recreational and educational facilities can be found together with a main line rail link to London Paddington.

DIRECTIONS

From Wellington High Street, go down North Street/B3187 and follow the road for five miles out of Wellington and towards Milverton. Once in Milverton, take the second left (on the corner) and take the small road up St Michaels Hill. At the end of the road turn left, and follow the road for a mile until you reach the T Junction for the main road/B3227. Turn left on to B3227 and follow the road to Wiveliscombe. Once arrived, go across the roundabout and then take the first right on to Ford Rd. Follow the road for a mile and the entrance to the property can be found on the left hand side.

LETTING

The property is available to rent on a renewable assured shorthold tenancy for 6/12 months plus, unfurnished and is available mid July. RENT: £850pcm inclusive of drainage but exclusive of all other charges. DEPOSIT: £980 returnable at end of tenancy, subject to deductions. All deposits for a property let through Stags are held on their Client Account and administered in accordance with the Tenancy Deposit Scheme and Dispute Service. Viewing strictly through the Agents.

HOLDING DEPOSIT AND TENANT FEES

This is to reserve a property. The Holding Deposit (equivalent of one weeks rent) will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). For full details of all permitted Tenant Fees payable when renting a property through Stags please refer to the Scale of Tenant Fees available on Stags website, office or on request. For further clarification before arranging a viewing please contact the lettings office dealing with the property.

TENANT PROTECTION

Stags is a member of the RICS Client Money Protection Scheme and also a member of The Property Redress Scheme. In addition, Stags is a member of ARLA PropertyMark, RICS and Tenancy Deposit Scheme.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



8 Mantle Street, Wellington, TA21 8AW
01823 662234
rentals.wellington@stags.co.uk



@StagsProperty



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	